

096.0

0002

0011.0

Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

895,200 / 895,200

USE VALUE:

895,200 / 895,200

ASSESSED:

895,200 / 895,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
90		FALMOUTH RD W, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: MARRONE STEVEN P	
Owner 2:	
Owner 3:	

Street 1: 90 FALMOUTH ROAD WEST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: MARRONE STEVEN P-KAHN OLGA -

Owner 2: -

Street 1: 90 FALMOUTH ROAD WEST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 2031 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10323	Sq. Ft.	Site			0	70.	0.71	4									510,784						510,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								10323.000		384,400				510,800		895,200							
Total Card								0.237		384,400				510,800		895,200		Entered Lot Size					
Total Parcel								0.237		384,400				510,800		895,200		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		440.88		/Parcel: 440.88				Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID							
096.0-0002-0011.0							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	384,400	0	10,323.	510,800	895,200
2021	101	FV	372,500	0	10,323.	510,800	883,300
2020	101	FV	372,500	0	10,323.	510,800	883,300
2019	101	FV	293,500	0	10,323.	510,800	804,300
2018	101	FV	293,500	0	10,323.	437,800	731,300
2017	101	FV	293,500	0	10,323.	408,600	702,100
2016	101	FV	293,500	0	10,323.	350,300	643,800
2015	101	FV	286,200	0	10,323.	313,800	600,000

Parcel ID

096.0-0002-0011.0

Date

12/23/2021

Notes

Year end

Time

12/10/2020

Asses'd Value

883,300

Year End Roll

Entered Lot Size

12/18/2019

Total Land:

Total Land:

Land Unit Type:

12/11/2014

Land Unit Type:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
MARRONE STEVEN		45307-530		6/20/2005	Family			1	No	No	
		15082-80		6/1/1983				1	No	No	A

**PAT ACCT.**

7855

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2013	903	Re-Roof	10,640					

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	372	PATRIOT
10/18/1999	Meas/Inspect	256	PATRIOT
7/22/1991		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



**EXTERIOR INFORMATION**

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average	OF = 2 SINKS IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:	2	Rating: Fair	

**OTHER FEATURES**

Kits:	1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1
A Kits:		Rating:	
Fpl:	1	Rating: Average	
WSFlue:		Rating:	

**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

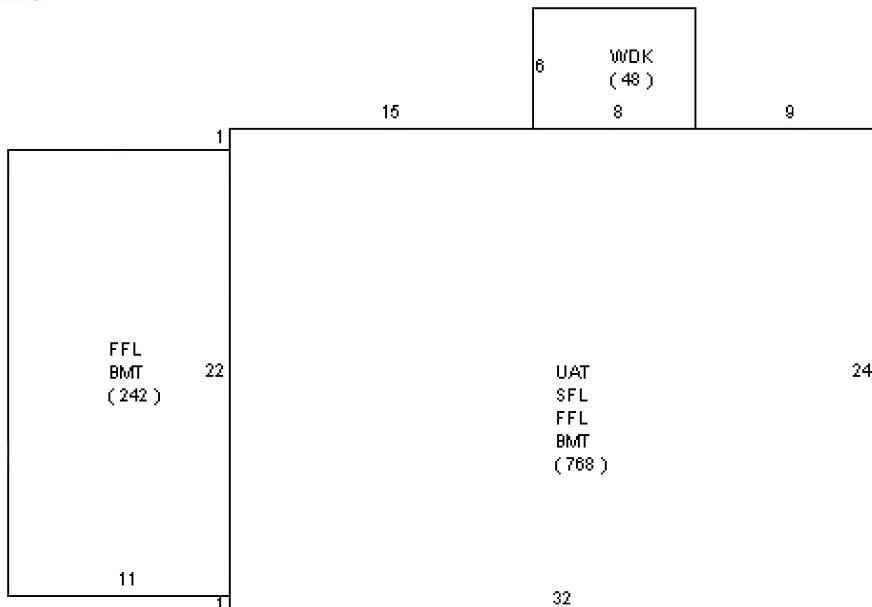
Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------------	--------------

**COMMENTS**

OF = 2 SINKS IN BMT.
----------------------

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL				
					Sub Area	% Usbl	Descrip	% Type	Qu
BMT	Basement	1,010	55.120	55,670	BMT	100	RRM	25	A
FFL	First Floor	1,010	158.050	159,627					
SFL	Second Floor	768	158.050	121,380					
UAT	Upper Attic	192	63.220	12,138					
WDK	Deck	48	15.680	753					
Net Sketched Area: 3,028				Total: 349,568					
Size Ad	1778	Gross Area	3604	FinArea	2031				

**IMAGE**